

CM Flannigan
LDC First Reading Amendments – December 6, 2019

ZONING

1. Special Use in Historic Districts

Revise special uses in historic districts to address the difference between the Code's non-discrimination clause as defined in Ch. 23-3D-1360 A.9 and the City's official non-discrimination policy and to expand the applications for Conditional Use Permits.

NON-ZONING

1. Signage

Revise Ch. 23-7 of Draft 1 to reflect non-substantive changes related to new zoning districts but to maintain provisions related to off-premise signage as codified in the current LDC Ch. 25-10, adding no new restrictions or limitations to off-premise signage.

The City Manager should initiate a separate public process for new off-premise signage requirements as discussed during the 8.22.2019 City Council Item 83.

2. Parking

Maintain parking maximums but develop a process that allows an applicant to apply for an administrative variance based upon completion of a parking study defining the market need and proof of mitigation in order to achieve community goals with context-sensitive requirements.

Regional parking structures that include compatible uses such as transit-supportive and bike and ped supportive elements should be allowed in the Downtown Capital View Corridors. The parking regulations should further incentivize participation in joint parking plans and construction of regional parking structures instead of on-site parking.

PROCESS

1. Alternative Equivalent Compliance

Expand the AEC process to allow for minor modifications to some base zoning requirements and to apply to Residential House-Scale zones in order to achieve the City's goals in a context-sensitive manner.

2. Shared Use Easements

All utilities and departments that regularly require easements should develop a process for sharing easement area as much as possible to minimize the total land dedicated to easements, in accordance with best management practices.